

# Executive Summary Report

Appraisal Date 1/1/2000 - 2000 Assessment Roll

**Area Name / Number:** North Redmond, Area 72

**Previous Physical Inspection:** 1992

## Sales - Improved Summary:

Number of Sales: 722

Range of Sale Dates: 1/1998 – 12/1999

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>1999 Value</b>	\$103,900	\$189,500	\$293,400	\$330,900	88.7%	11.14%
<b>2000 Value</b>	\$120,600	\$208,200	\$328,800	\$330,900	99.4%	10.17%
<b>Change</b>	+\$16,700	+\$18,700	+\$35,400		+10.7%	-0.97%
<b>% Change</b>	+16.1%	+9.9%	+12.1%		+12.1%	-8.71%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.97% and -8.71% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 1999 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>1999 Value</b>	\$106,300	\$180,100	\$286,400
<b>2000 Value</b>	\$125,500	\$197,800	\$323,300
<b>Percent Change</b>	+18.1%	+9.8%	+12.9%

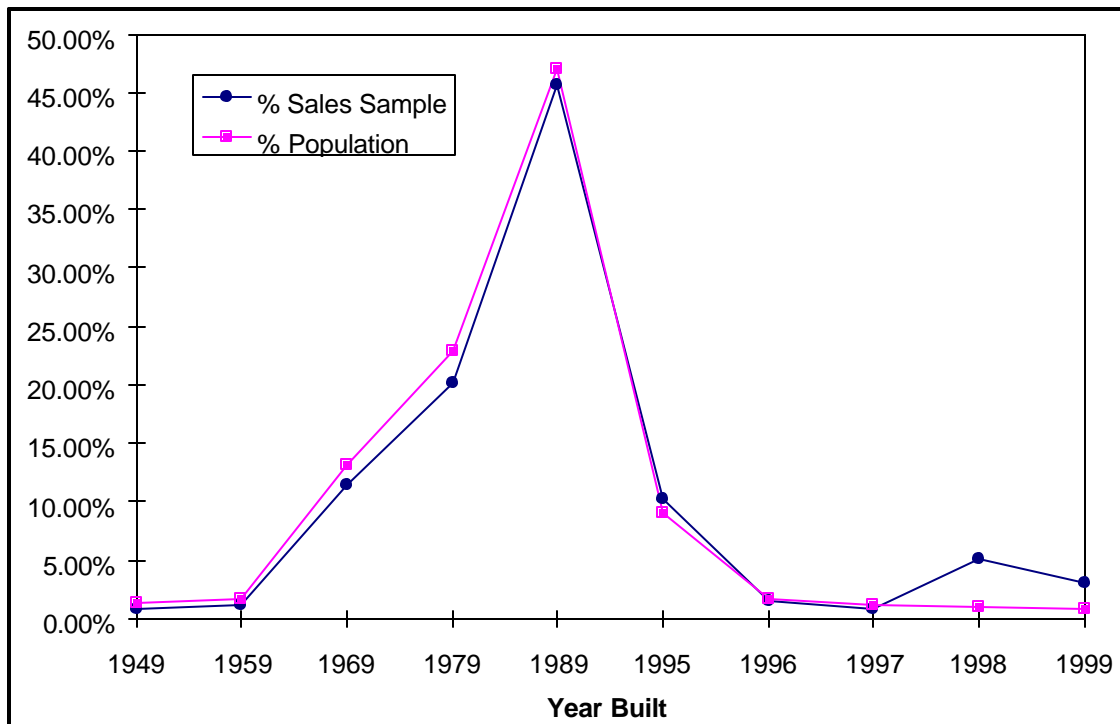
Number of improved Parcels in the Population: 5047

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1999 or 2000 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

### Sales Sample Representation of Population - Year Built

Year Built	Frequency	% Sales Sample
1949	6	0.83%
1959	8	1.11%
1969	82	11.36%
1979	146	20.22%
1989	330	45.71%
1995	74	10.25%
1996	11	1.52%
1997	6	0.83%
1998	37	5.12%
1999	22	3.05%
	722	

Year Built	Frequency	% Population
1949	71	1.41%
1959	88	1.74%
1969	661	13.10%
1979	1157	22.92%
1989	2372	47.00%
1995	459	9.09%
1996	82	1.62%
1997	63	1.25%
1998	48	0.95%
1999	46	0.91%
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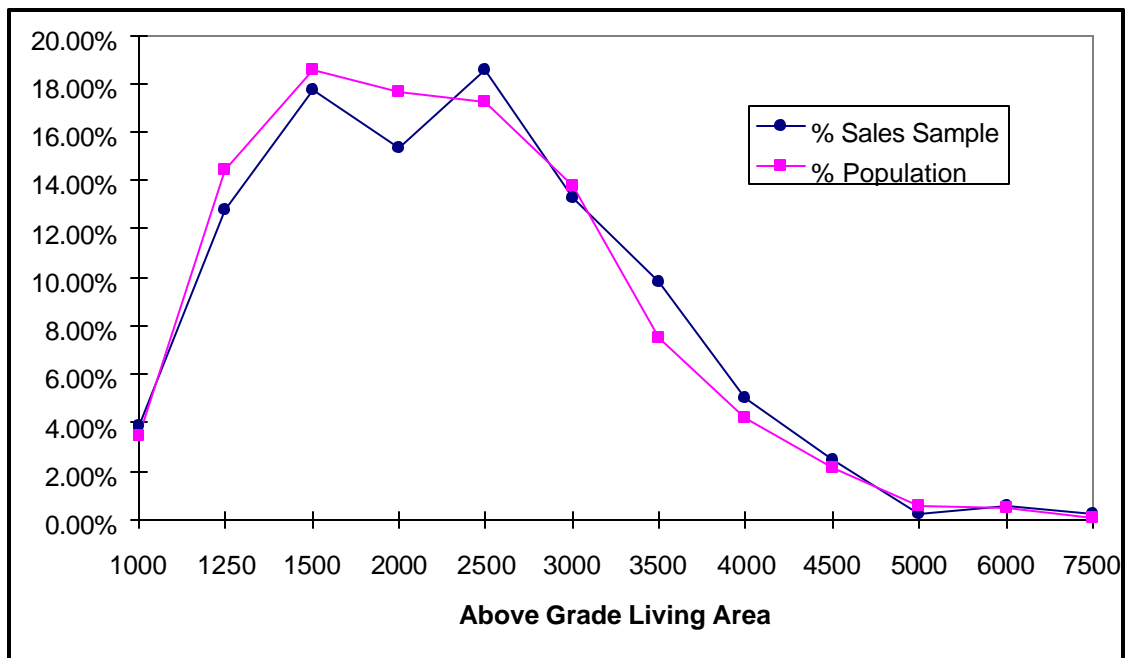


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. The sample is very representative of the population in this category, and is adequate for reliable analysis.

### Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
1000	28	3.88%
1250	92	12.74%
1500	128	17.73%
2000	111	15.37%
2500	134	18.56%
3000	96	13.30%
3500	71	9.83%
4000	36	4.99%
4500	18	2.49%
5000	2	0.28%
6000	4	0.55%
7500	2	0.28%
	722	

AGLA	Frequency	% Population
1000	173	3.43%
1250	728	14.42%
1500	936	18.55%
2000	893	17.69%
2500	872	17.28%
3000	694	13.75%
3500	377	7.47%
4000	213	4.22%
4500	106	2.10%
5000	28	0.55%
6000	23	0.46%
7500	4	0.08%
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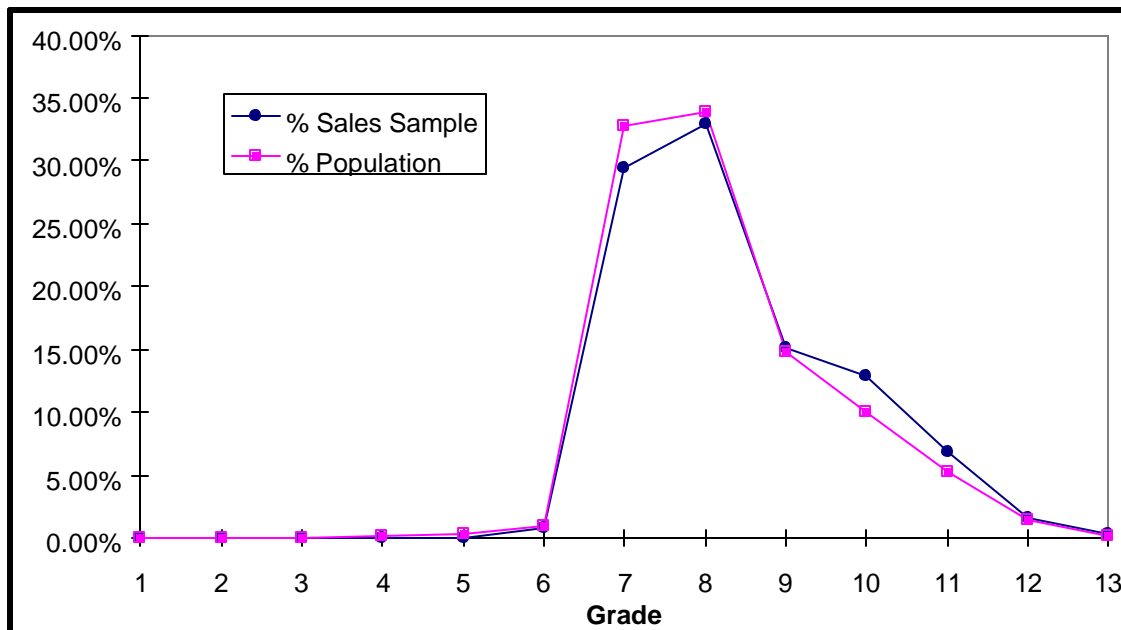


The sample is very representative of the population in this category and is adequate for reliable analysis.

### Sales Sample Representation of Population - Grade

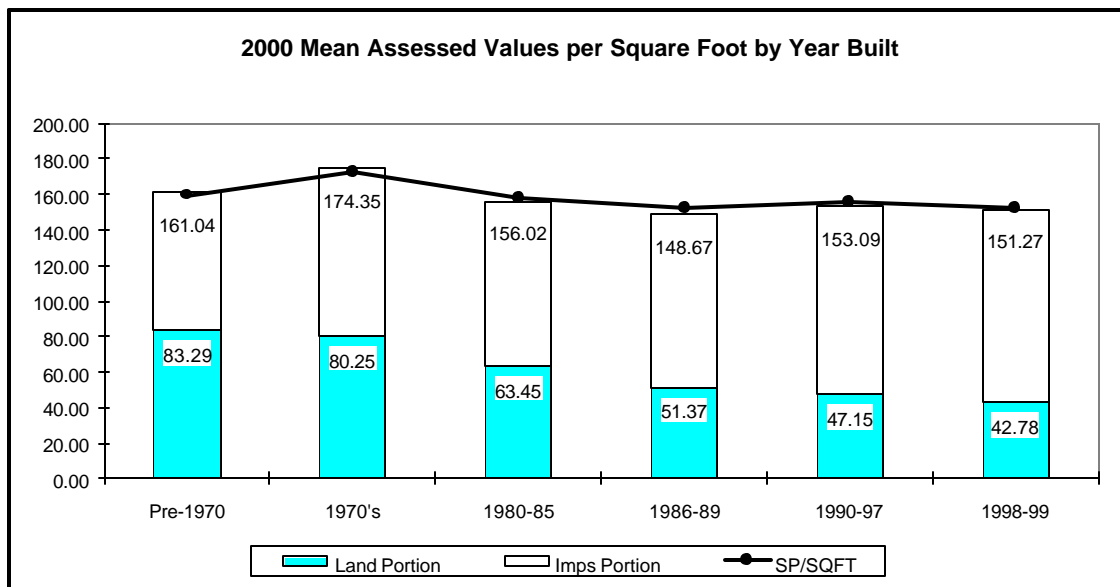
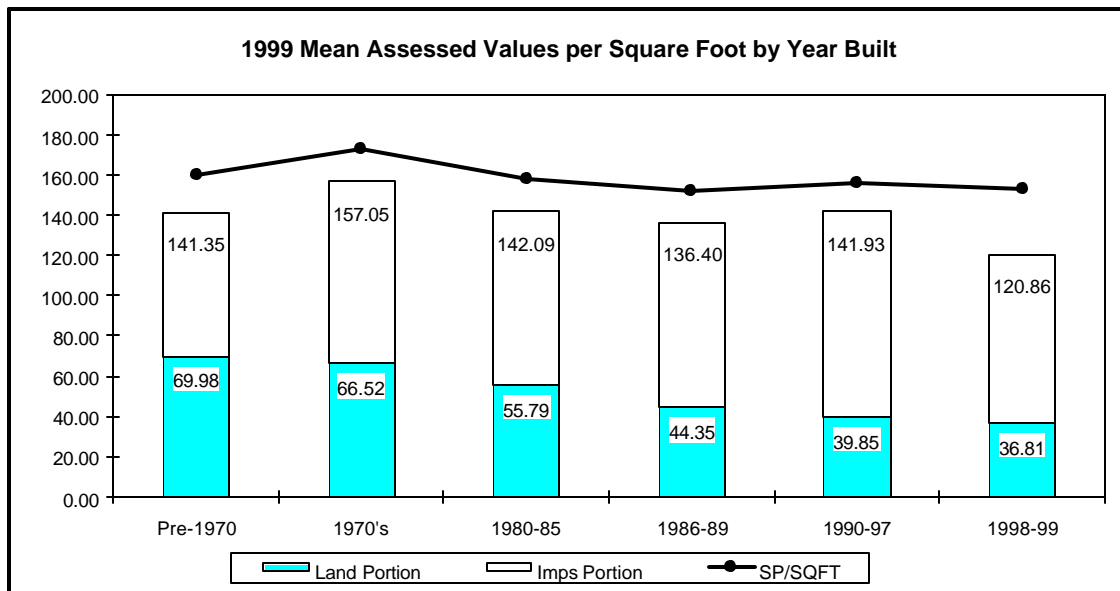
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	6	0.83%
7	213	29.50%
8	238	32.96%
9	109	15.10%
10	93	12.88%
11	49	6.79%
12	12	1.66%
13	2	0.28%
	722	

Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	1	0.02%
4	8	0.16%
5	17	0.34%
6	52	1.03%
7	1653	32.75%
8	1713	33.94%
9	748	14.82%
10	504	9.99%
11	268	5.31%
12	71	1.41%
13	11	0.22%
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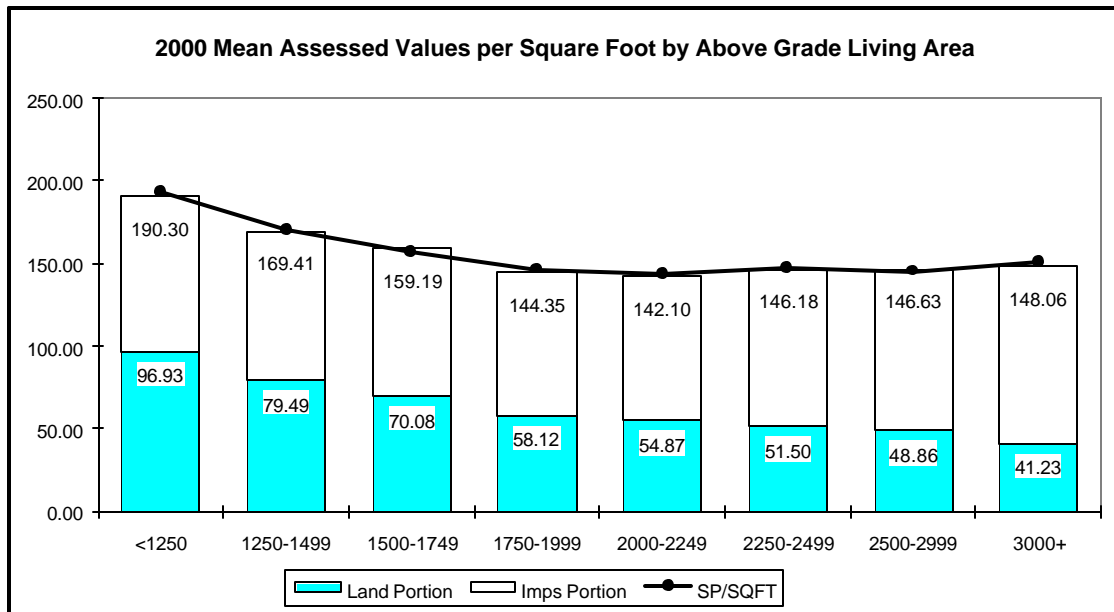
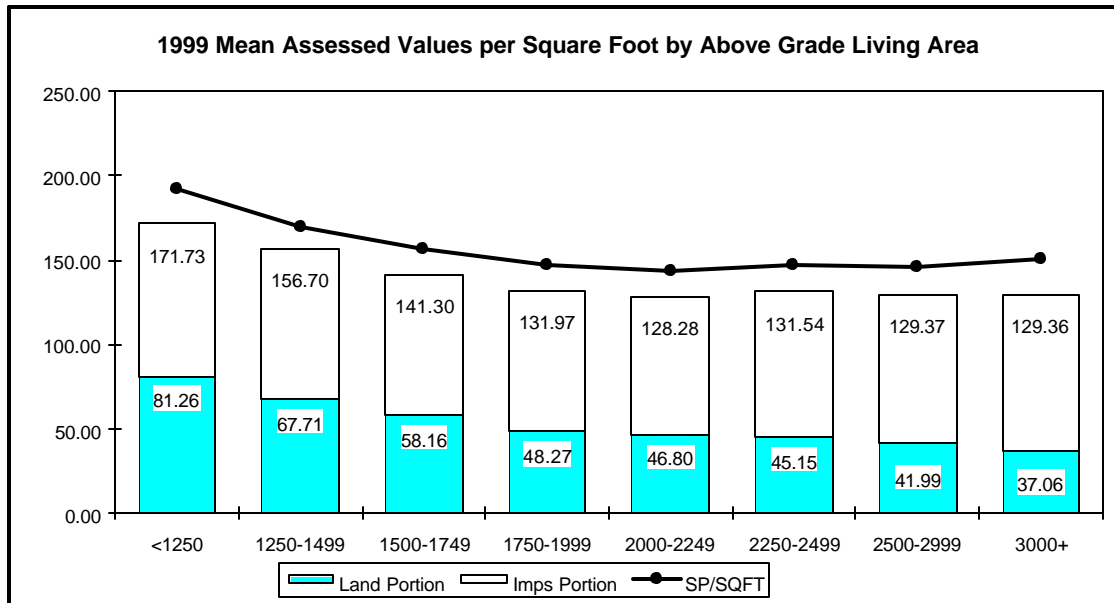
Building grades less than 6 are not represented in the sample, but these are a very small part of the population.

## ***Comparison of 1999 and 2000 Per Square Foot Values by Year Built***



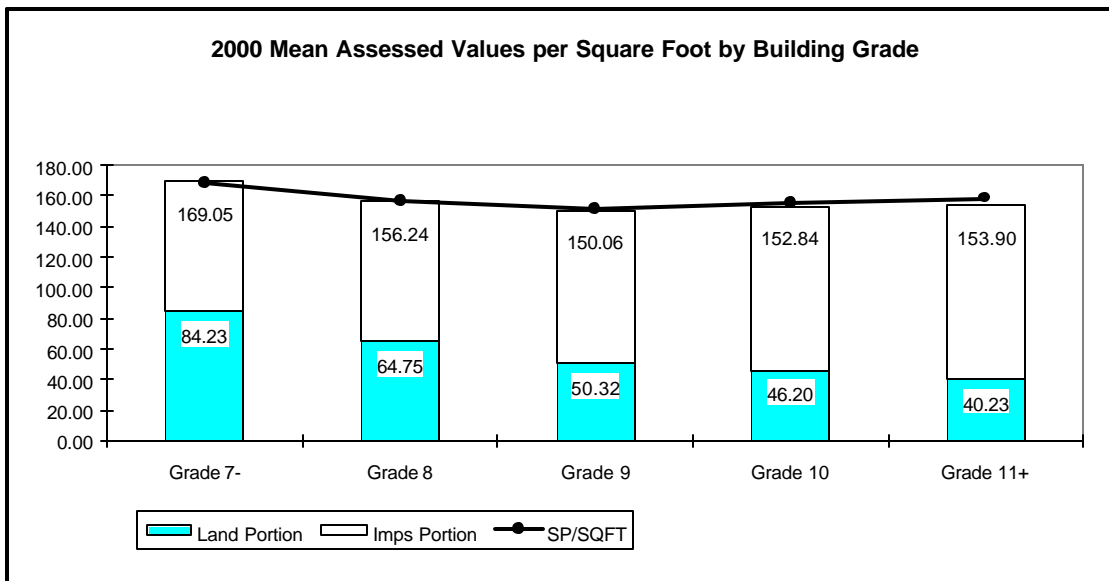
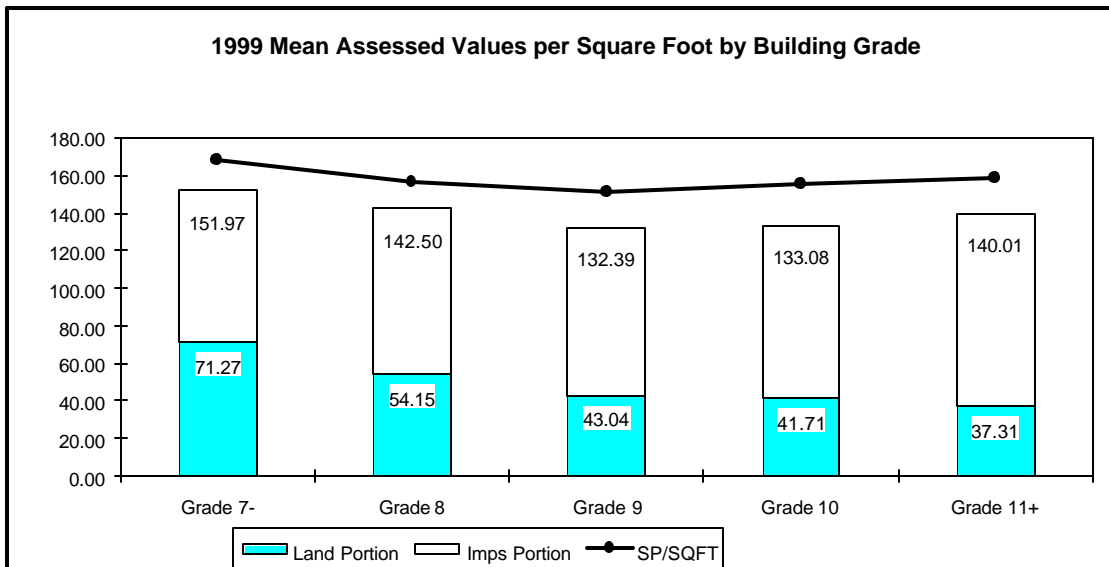
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 1999 and 2000 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

### Comparison of 1999 and 2000 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.